

48 Klema Drive
Reynoldsburg, OH 43068

For Sale



OFFICE WAREHOUSE ON 2.25 ACRES

Sales Price:
\$2,400,000

For Lease: Inquire for more
information

- Building Size 25,200 SF expandable to 42,700 SF
- Licking County/Parcel:
063-14043-00.0011
- Real Estate Taxes 2020:
\$25,759.28

- Freestanding warehouse with class A office space for sale on 2.25 acres. Recent upgrades include new office, LED lights, T8 lights in warehouse, fiber optics, access control and camera system.
- Datacenter with backup generator and UPS (80kva)
- Year Built: 1997 - extensive remodel 2017, including New HVAC and addressable fire alarm system (not sprinklered)
- Building Dimensions: 105'X240'
 - Clear Span 90'+/-
- Office Space: 6,000 SF plus 1,000 SF mezzanine
- 3 Drive-in Doors
 - 1 - 12' x 12'
 - 2 - 9' x 10'
- Clear Height: 23'-24' and 26' to the deck
- Power: 220v / 480v 3 Phase
- Forklift Charging Station

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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Alterra Real Estate
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Cubicles Available

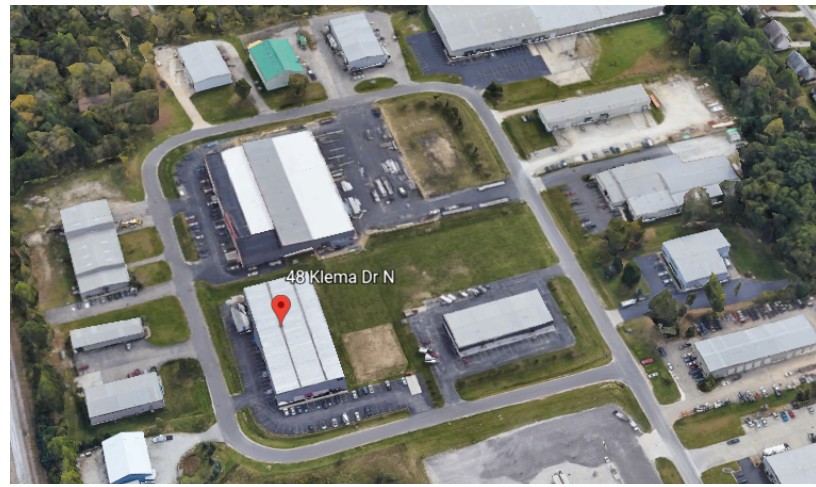


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